



City of Annapolis
Board of Port Wardens
Department of Planning & Zoning
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MINUTES

BOARD OF PORT WARDENS

Tuesday, June 26, 2018

Mayor John T. Chambers, Jr. City Council Chambers
7:30pm

A. CALL TO ORDER: Gene Godley, **Chair**, 7:34pm

B. ROLL CALL:

Members Present: Gene Godley-**Chair**, Randall Adams-**Vice Chair**, Willie Sampson

Staff: Gary Elson- Assistant City Attorney, Kevin Scott

C. APPROVAL OF AGENDA

Mr. Sampson moved approval of the agenda as submitted. **Vice Chair** Adams seconded the motion. The motion passed unanimously in a vote of 3-0.

D. ADMINISTRATIVE

1. April 24, 2018 Meeting Minutes:

Vice Chair Adams moved approval of the April 24, 2018 meeting minutes as written.

Mr. Sampson seconded the motion. The motion passed unanimously in a vote of 3-0.

2. Findings of Fact – January 23, 2018:

PORT2017-024 – Pyramid Maritime One, LLC and Pyramid Maritime Two, LLC c/o “South Annapolis Yacht Centre,” 1 Walton Lane

Findings of Fact – April 24, 2018:

PORT2018-005 – Katherine Leon & William Callahan and John Kontor, c/o Frank Biba, agent 123 and 123A Spa View Avenue

PORT2018-006 – Robert Muller, 711 Warren Drive

PORT2018-007 – City of Annapolis, c/o Beth Bellis, Harbormaster, 1 Dock Street

Mr. Sampson moved approval of the above Findings of Fact opinions as written. **Vice Chair** Adams seconded the motion. The motion passed unanimously in a vote of 3-0.

Chair Godley administered the oath en masse to all persons intending to testify at this hearing.

F. NEW BUSINESS

1. PORT2018-008 – City of Annapolis, c/o Beth Bellis, Harbormaster, 131 Lafayette Avenue: “Lafayette Park, Dinghy Dock” – Replace existing 6’ x 44’ wood pier with a 6’ x 44’ floating pier in same location

Mr. David Street, Assistant Harbormaster, explained that the City is proposing to use Waterway Improvement grant funding to replace the existing dinghy dock at Lafayette Park with a floating wood dock in the same footprint. The application has been filed with DNR and MDE. MDE had concerns with the floating dock being on land at low tide, because it requires at least six-inches between the bottom substrate and the bottom of the flotation structure at mean low water. So, revisions were made to the application to address this concern.

Public testimony opened at 7:45pm and those speaking on the application are noted below.

Name	Address	In Favor	In Opposition	Comment On
Gay Henriksen	129 Lafayette Avenue			X

No one else from the public spoke in favor or opposition to the application so **Chair** Godley declared the public hearing closed at 7:58pm.

Chair Godley moved to approve the application as submitted as an in place replacement according to the submitted Drum Loyka survey. Mr. Sampson seconded the motion. The motion passed unanimously in a vote of 3-0.

Chair Godley accepted the following exhibits into the record.

Exhibit Number	Board of Port Wardens Exhibit Type
A	Staff Memorandum dated June 15, 2018 with attachments
B	Revised Drawings Pursuant to the MDE and U.S. Army Corps of Engineer comments dated 6/22/18 with attachments
C	Topographic & Location Survey 129 Lafayette Avenue dated June 21, 2018
D	Spa Creek Plat Undated

- 2.** **PORT2018-009** – John & Cornelia Hall, 203 President Street: Remove 1 pole; Install 1 boat lift pole; and install a boat lift all within a maximum 27' channelward of MHW.

Mr. Michael Marsh, Representative, explained that the applicant is requesting to move one piling "in location" so that a boat lift can be installed on the property.

Public testimony opened at 7:59pm and no one from the public spoke in favor or opposition so Chair Godley declared the public testimony closed at 7:59pm.

Chair Godley accepted the following exhibits into the record.

Exhibit Number	Board of Port Wardens Exhibit Type
A	Staff Memorandum dated June 15, 2018 with attachments

Vice Chair Adams moved to approve the application as presented. Mr. Sampson seconded the motion. The motion passed unanimously in a vote of 3-0.

- 3.** **PORT2018-010** – Valerie & Jim Toomey, 306 Annapolis Street: Remove 2 existing pilings; install 8 new pilings and a 25,000 pound boat lift.

Mr. Crandell, Representative, explained that the applicants are requesting to remove existing two pilings and install six new pilings. The two existing pilings on the dock will be used for the 25,000 boat lift.

Public testimony opened at 8:01pm and no one from the public spoke in favor or opposition so Chair Godley declared the public testimony closed at 8:01pm.

Chair Godley accepted the following exhibits into the record.

Exhibit Number	Board of Port Wardens Exhibit Type
A	Staff Memorandum dated June 15, 2018 with attachments

Mr. Sampson moved to approve the application as presented. Vice Chair Adams seconded the motion. The motion passed unanimously in a vote of 3-0.

- 4.** **PORT2018-011** – John Haig, 145 Williams Drive, Install a boat lift on existing poles all within a maximum 55' channelward of MHW.

Mr. Michael Marsh, Representative, noted that the applicant is requesting to install a boat lift on the existing poles at the Williams Drive location.

Public testimony opened at 8:02pm and no one from the public spoke in favor or opposition so Chair Godley declared the public testimony closed at 8:02pm.

Chair Godley accepted the following exhibits into the record.

Exhibit Number	Board of Port Wardens Exhibit Type
A	Staff Memorandum dated June 15, 2018 with attachments

Vice Chair Adams moved to approve the application as presented. Mr. Sampson seconded the motion. The motion passed unanimously in a vote of 3-0.

- 5.** **PORT2018-012** – Quarter Landing, Inc. c/o Frank Thorp IV, Quarter Landing Road: Install 2 poles and a boat lift all within a maximum 35' channelward of MHW.

Mr. Michael Marsh, Representative, noted that the applicant is requesting to install two pilings at the community dock and install a boat lift.

Public testimony opened at 8:03pm and no one from the public spoke in favor or opposition so **Chair** Godley declared the public testimony closed at 8:03pm.

Chair Godley accepted the following exhibits into the record.

Exhibit Number	Board of Port Wardens Exhibit Type
A	Staff Memorandum dated June 15, 2018 with attachments

Mr. Sampson moved to approve the application as presented. **Vice Chair** Adams seconded the motion. The motion passed unanimously in a vote of 3-0.

- 6. PORT2018-013** – Jackson/Peterson/Bengston c/o Frank Biba, agent, 93, 95 and 115 Spa Drive: Dredge 520 ft. +/- channel and access to three existing residential piers at 93, 95, and 115 Spa Drive removing approximately 1455 CY; and install a 10,000 lb. boat lift at 95 Spa Drive at existing pier.

Mr. Biba, Representative, noted that the property owners are requesting to dredge their properties and install a boat lift. The boat lift will be installed at 95 Spa Drive and the slips will be dredged at 115 Spa Drive other than those changes, it will be the same as submitted in 1979.

Public testimony opened at 8:06pm and no one from the public spoke in favor or opposition so **Chair** Godley declared the public testimony closed at 8:06pm.

Chair Godley accepted the following exhibits into the record.

Exhibit Number	Board of Port Wardens Exhibit Type
A	Staff Memorandum dated June 15, 2018 with attachments

Mr. Sampson moved to approve the application as presented. **Vice Chair** Adams seconded the motion. The motion passed unanimously in a vote of 3-0.

- F. MISCELLANY**
There was none.

- G. ADJOURNMENT**

The next meeting is scheduled for July 24, 2018 at 7:30pm in Council Chambers.

With there being no further business, **Chair** Godley moved to adjourn the meeting at 8:12pm. **Vice Chair** Adams seconded the motion. The motion passed unanimously in a vote of 3-0.

Tami Hook, Recorder